

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

2017-0533506

12/20/2017 12:24 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



(10)

FOR RECORDER'S OFFICE USE ONLY

Street Vacation Arlington Ave and Indiana Ave
Project: P17-0632
APN: 229-140-017

D - 17451

GRANT OF EASEMENT

3434-44 Thompson LLC, a California limited liability company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in EXHIBIT "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 12/5/17

3434-44 Thompson LLC, a California limited liability company

By: [Signature]

Print Name: MARK A. THOMPSON

Title: MANAGER

By: [Signature]

Print Name: Deborah L Kimmel

Title: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino } ^{ss}

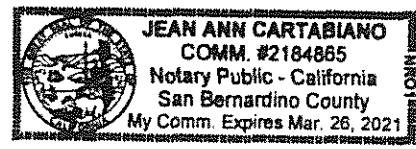
On 12-5-17, before me, Jean Ann Cartabiano,
notary public, personally appeared, Mark A. Thompson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he) she/they executed the same in (his) her/their authorized capacity(ies), and that by (his) her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Signature



CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated December 19, 2017

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

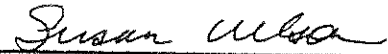
BY: 
ASSISTANT CITY ATTORNEY

EXHIBIT A

STREET VACATION ARLINGTON & INDIANA
PROJECT: P17-0632
PER APN: 229-140-017

BEING THAT PORTION OF LOTS 2 AND 3 IN BLOCK 11 OF ORANGE ACRES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 47 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL NO. 2 OF RECORD OF SURVEY ON FILE IN BOOK 31, PAGE 47 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

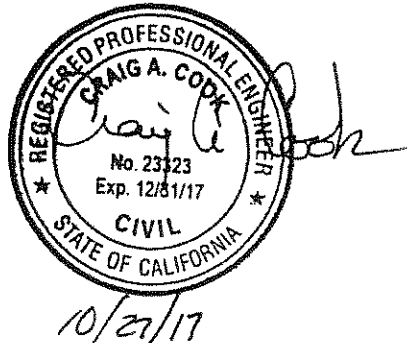
THENCE S00°10'00"E, ALONG THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 5.00 FEET, TO A POINT LYING ON A LINE WHICH IS PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN BY SAID MAP OF ORANGE ACRES NO. 3;

THENCE S89°50'00"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 58.45 FEET, TO A POINT LYING ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO THE CITY OF RIVERSIDE BY DEEDS RECORDED JUNE 17, 1998 AS INSTRUMENTS NO'S. 247665 AND 247666, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N88°04'09"E, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 58.48 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID PARCEL NO. 2 OF RECORD OF SURVEY ON FILE IN BOOK 31, PAGE 47 OF RECORD OF SURVEYS;

THENCE S00°10'00"E, ALONG THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 1.80 FEET TO THE POINT OF BEGINNING.

PARCEL OF LAND CONTAINS 53 SQUARE FEET, MORE OR LESS.



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 11/02/17
CITY SURVEYOR DATE

D-17451

- ① STREET EASEMENT PER INSTR. 0235982 REC'D 2 APR 2004
- ② STREET EASEMENT PER INSTR. 247665 & 247666 REC'D 17 JUNE 1998



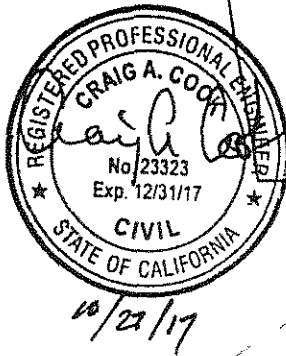
INDIANA AVE. (ORIGINAL)

PARCEL 3
RS 31/47

LOT 4
MB 16/47

E'LY LINE OF PARCEL NO. 3 OF
RS 31/47, RV. CO. RECORDS.

LOT 3
MB 16/47



ARLINGTON AVENUE

P.O.B.

P.O.C.

LOT 2
MB 16/47

PARCEL 1
LLA-P03-0803

PARCEL 2
RS 31/47

N89°50'00"E

55'

60'

LINE TABLE		
□	BEARING	LENGTH
1	S00°10'00"E	5.00'
2	S89°50'00"W	58.45
3	S88°04'09"W	58.48
4	N00°10'00"W	1.80

● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=30'

DATE: OCTOBER 2017

SUBJECT: 3434-44 THOMPSON LLC

D-107465B